

Birchwood Road, Lower Parkstone BH14 9NW

Guide Price £935,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

Constructed within recent years and with superb architectural styling, this spacious four double bedroom modern home is positioned on a highly sought after tree-lined road in Lower Parkstone, moments from the amenities of Penn Hill and Ashley Cross.



Key Features

- Large entrance hallway with stairs rising to all floors
- Living room with direct access to a private terrace
- Impressive kitchen/dining/lifestyle room
- Principal bedroom with dressing room and ensuite
- Second bedroom with private ensuite
- Two further double bedrooms
- Modern family bathroom
- Flexible arrangement with annexe potential
- Double garage with an EV charging point & courtesy door to the main house
- Mature gardens and two terraces



About the Property

On entering the property, there is a generous hallway that acts as the core of the home with a staircase that rises to all floors.

The layout of the property is superb as it presents an impressive open plan kitchen/lifestyle room and a large separate living room enjoying access to a private terrace overlooking the landscaped rear garden.

The bedrooms are all generous doubles with the principal bedroom enjoying a walk-in wardrobe and an ensuite shower room. Similarly, the second bedroom has its own ensuite bathroom, whilst the third and fourth bedrooms share a modern family bathroom.

We particularly like the arrangement of bedrooms as the positioning allows for a degree of separation and provides privacy for guests, alternatively distance from teenagers! The arrangement of the bedrooms also provides strong potential for home working, accommodating a relative or welcoming guests for extended stays.

Architectural features such as vaulted ceilings and cathedral-style windows give the property a sense of space and light, and the accommodation is presented in superb order throughout.

The property sits within a mature plot with surrounding established trees, and the private rear garden is fully enclosed. To the front, a driveway extends to a integral double garage with an EV charging point & storage cupboards.

From family buyers wanting a location close to well-regarded schools, to commuters wanting the convenience of a nearby mainline train station and purchasers wanting a flexible layout, the property ticks a lot of boxes and enjoys a superb location.

Tenure: Freehold

Council Tax Band: G (BCP Council)

Utilities: Mains Electricity, Gas, Water & Sewerage

Heating: Gas Radiators

Agents Note: The property also benefits from solar panels - further information upon request

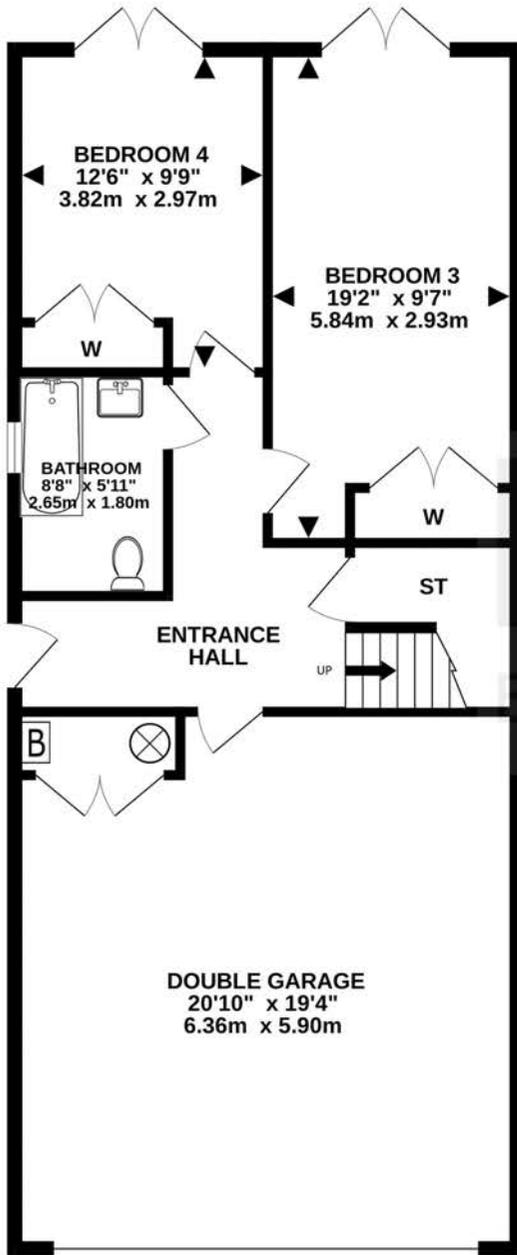
Broadband & Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138

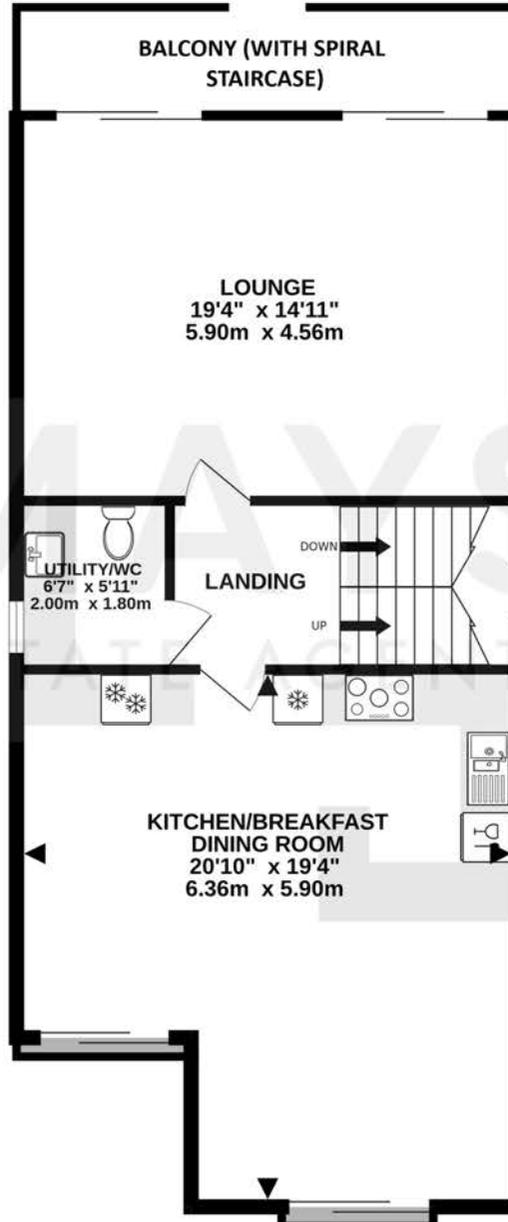


TOTAL FLOOR AREA : 2309 sq.ft. (214.5 sq.m.) approx.

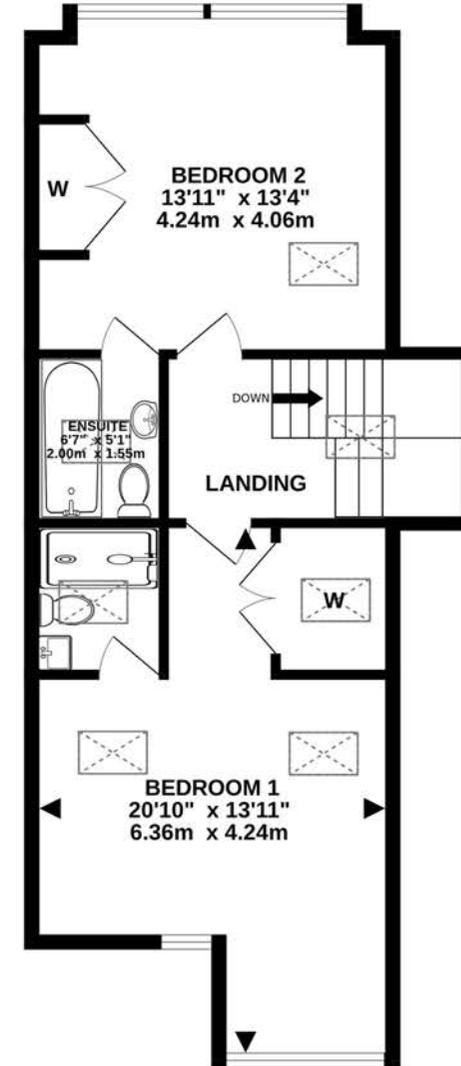
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



2ND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



About the Location

Lower Parkstone is a vibrant and well-established residential area overlooking Poole Harbour, offering a desirable mix of character homes, modern properties and convenient amenities. The area is particularly popular with families and professionals thanks to its excellent schools, attractive housing and proximity to the coast. Many properties in Lower Parkstone enjoy elevated positions with views towards Poole Harbour and Brownsea Island.

The nearby Ashley Cross village provides a lively social hub with cafés, restaurants, bars and independent shops, while Parkstone railway station offers direct services to London Waterloo. Residents also benefit from easy access to Poole Park, Whitecliff Park and the harbour shoreline, making outdoor recreation readily available. The area features a mixture of Victorian and Edwardian houses, spacious family homes and modern apartment developments. Combining scenic surroundings, strong transport links and a thriving community, Lower Parkstone remains one of Poole's most desirable residential locations.

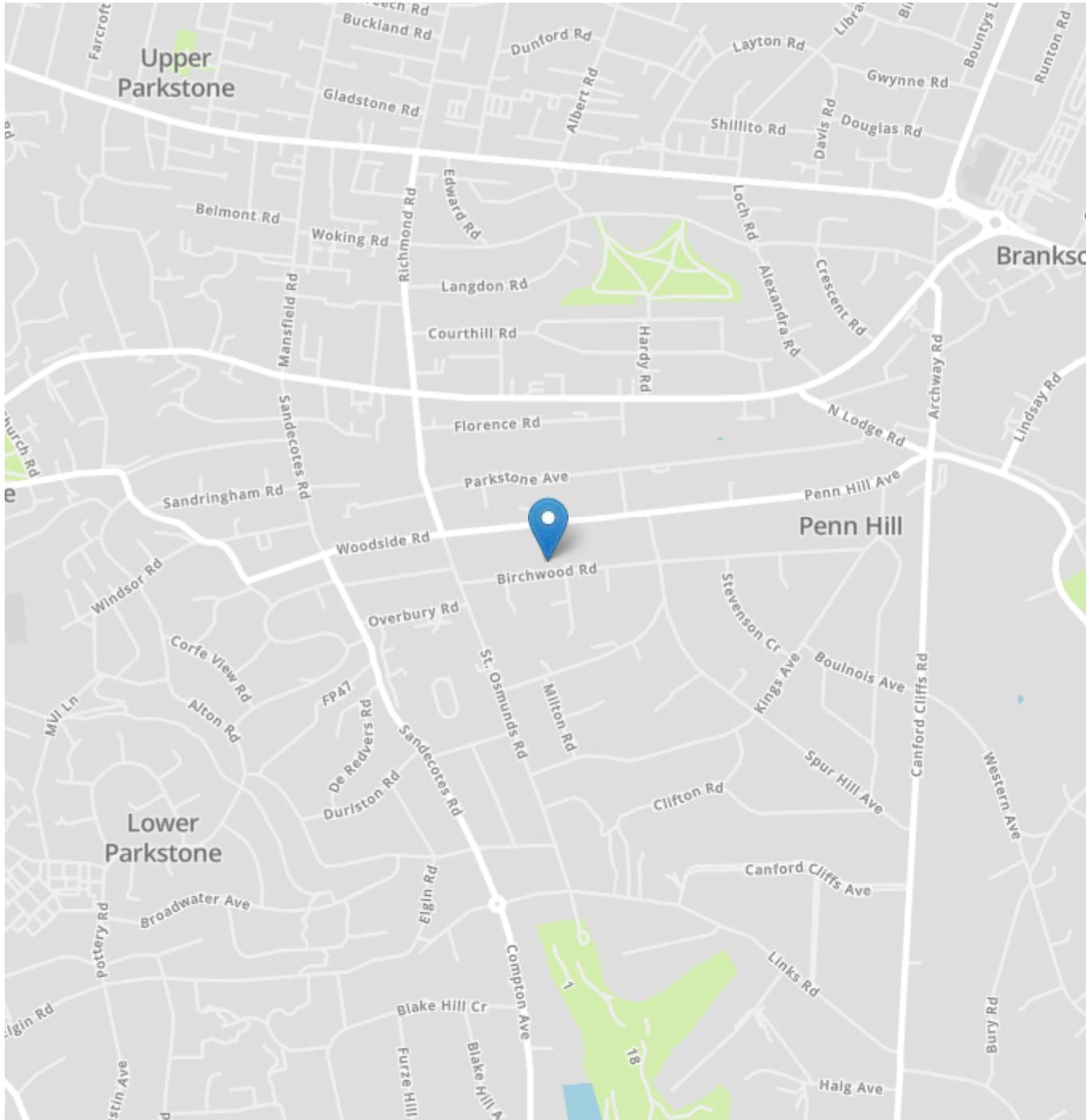


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

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